

DELINQUENT TAX SALE - THE COUNTY OF FREESTONE, TEXAS, FREESTONE COUNTY, TEXAS

June 4, 2024 at 10:00AM

Courthouse Steps

You must **READ THE FOLLOWING IMPORTANT INFORMATION** regarding the property to be offered for sale.

1. Prior to the beginning of the tax sale, a person intending to bid is required to register with the person conducting the sale and present a valid driver's license or identification card **issued by a state agency or the United States government**. The grantee named in the deed must be the same person who was the successful bidder (Section 34.015, Texas Tax Code).
2. The property will be sold at public auction to the highest bidder based on oral bids. Successful bidders must pay for their property with **cash or a cashier's check payable to Freestone County Sheriff's Office**. Any bidder who fails to make payment shall be held liable for twenty percent of the value of the property plus costs incurred as a result of the bidder's default pursuant to Rule 652 of the Texas Rules of Civil Procedure. A person registering to bid on behalf of a corporation, LLC, or other legal entity will be personally liable for payment of the bid amount if the legal entity does not timely pay.
3. The minimum bid amount is set out beside each tract on the bid sheet. The minimum bid amount includes taxes which were delinquent at the date of judgment. This does not include the current tax year. Purchasers will be required to pay all taxes which accrued subsequent to the date of judgment.
4. Purchasers at this tax foreclosure sale will receive an ordinary type of Sheriff's Deed which is **WITHOUT WARRANTY**, express or implied. Title to property is **NOT** guaranteed. **OBTAINING TITLE INSURANCE MAY BE DIFFICULT**.
5. All property purchased at this sale is subject to a statutory right of redemption. This redemption period commences to run from the date the purchaser's deed is filed for record in the deed records. There is a two year right of redemption for homestead property, property appraised as agricultural land and mineral interests. There is a 180 day right of redemption for all other property. Purchasers have a right of possession beginning twenty days after the purchaser's deed is filed in the deed records (Section. 33.51, Texas Tax Code).
6. Anyone having an ownership interest in the property at the time of the sale may redeem the property from the purchaser during the redemption period. The redemption price is set by the Texas Tax Code as follows: purchase amount, deed recording fee, taxes paid by purchaser after the tax sale, and costs expended on the property, plus a redemption premium of 25 percent of the aggregate total during the first year or 50 percent of the aggregate total during the second year. "Costs" are only the reasonable expenses incurred by the purchaser for the maintenance, preservation, and safekeeping of the property. Do NOT make unnecessary repairs or renovations during the redemption period.
7. Property is sold by legal description. Bidders must satisfy themselves concerning the location and condition of the property on the ground, including the existence of improvements on the property, prior to this tax sale. Property is sold "AS IS" with all faults. All sales are final. There are no refunds. Deeds, maps and plats of the properties are in the County Clerk's office or the Appraisal District. Lawsuit files on which this sale is based are in the office of the District Clerk. Any property address reflected on the bid sheet is the address on the tax records and may not be accurate.
8. Property purchased at this tax sale may be subject to liens for demolition, mowing, or maintenance fees due to the City or Property Owners Association in which the property is located. Purchasers may have to pay for these liens.

If you have any questions, you may contact our office in Waco at (254) 756-7755.

BIDDER'S ACKNOWLEDGEMENT

*****COMPLETE THIS FORM PRIOR TO YOUR ARRIVAL AT THE SALE*****

I ACKNOWLEDGE THAT I HAVE READ THE FOREGOING INFORMATION. I understand that it is my responsibility to evaluate this information and do hereby register to bid on these properties. I further acknowledge that the "NAME OF GRANTEE" PRINTED BELOW IS EXACTLY AS IT WILL APPEAR ON THE DEED in the event I am a successful bidder on any property, and that the deed will be mailed to the address shown below.

BIDDER REGISTRATION NUMBER _____

PRINTED NAME OF GRANTEE: _____

GRANTEE'S ADDRESS: _____ CITY: _____ ZIP: _____

PRINTED NAME OF BIDDER: _____

BIDDERS HOME/OFFICE TELEPHONE: _____ CELL PHONE: _____

BIDDER'S DRIVER LICENSE NUMBER: _____ EMAIL: _____

BIDDER'S SIGNATURE: _____

PROPERTIES TO BE SOLD ON JUNE 4, 2024:

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
1	CV12022	Freestone Co vs Rodney Harrell	46.00 Acres, more or less, being Tract 2, A# 115 W. Carter Survey, Freestone County (V1373/P485) #00115-00026-00000-000000-000001	\$64,665.63
2			23.00 Acres, more or less, being Tract 1, A# 267 H. Howard Survey, Freestone County (V1373/P485) #00267-00037-00000-000000-000001	\$37,521.71
3	CV14246	Freestone Co vs Emzell Jones et al	2.80 Acres, more or less, A#30, S. Sanchez Survey, Save & Except 0.637 Acres for Hwy., Freestone County (V440/P571, Save & Except V 330, P 482) 1623 E Hwy 84, Oakwood, #00030-00061-00000-000000	\$22,416.48
4	CV17158	Freestone Co vs. Enron North America, LLC et al	121.00 Acres, more or less, A# 28 S. Sanchez Survey, Freestone County (Vol. T/Page 54 SAVE AND EXCEPT that property more described in V619/P409 & V158/P636) #61460	\$204,266.53
5	CV18381	Freestone Co vs. Oscar Brown et al	8.16 Acres, more or less, A# 409 J. McAnulty Survey, Tract 4, being an Undivided Interest in 8.16 Acre Tract, more or less, & assessed on the Tax Rolls as an Undivided 1/3rd Interest, Freestone County (V1500/P250) #46729000002	\$9,066.35
6	CV19290	Freestone Co vs. Eddie Ray Branch, et al	Lots 1 & 2, Block 196, City of Teague (V438/P87) #23862000001	\$26,472.00
7	CV20237	Freestone Co vs Ruth McIlveen Sykes Estate	0.001296 RI, LEGACY RESERVES, MIDDLETON -E- G.U. WELLS #1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, J M Hallmark Survey, A-268, Freestone County, Account Nos.# 475271000001, 277294000001, 280041000001, 282002000001:502758000001, 279817000001, 276877000001, 279875000001, 285158000001, 279093000001, 288613000001, 283846000001	\$3,450.00
8			0.000529 RI, LEGACY RESERVES, MIDDLETON WEBSTER G.U., WELLS #1, 2, 4, 5, James Hallmark Survey A-268, Freestone County, Account Nos. #283129000001, 28283000001, 287656000001 & 28957100000	\$670.00
9			0.00142 RI, Utley -C- G.U. Wells 01X/02, 5, 6, 26 & 0.00141 RI, Utley -C- G.U. Wells #3, 4, 7, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 28, 29, 30, 31, 32, Account Nos # 187802000001,277464000001,279872000001, 359642000001, 281982000001, 279746000001, 276437000001, 281255000001, 279176000001, 281960000001, 279792000001, 281883000001, 278608000001, 280176000001, 281397000001, 281190000001, 278879000001, 278514000001, 281648000001, 277821000001, 281481000001, 297574000001, 281499000001, 283242000001, 289576000001, 28983000001, 306746000001, 300034000001, 305218000001 & 358622000001,	\$800.00
10	CV20242	Freestone Co vs. Jack Yeldell, et al	155.40 Acres, more or less, F. P. Cabler Survey, A#133 & the Wiley Curry Survey, Abstract 9, on the Tax Rolls of Freestone County, Texas as 160.40 acres of land, more or less, F. P. Cabler Survey, A-133. (V76/P633) #9250000001/3215000001	\$38,892.58

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
11			29.00 Acres, more or less, being all of a 50.00 Acre Tract SAVE AND EXCEPT 21.00 Acres, more or less, F. P. Cabler Survey, A#113 (V748/P363 SAVE AND EXCEPT V1112/P527) #9251000001	\$7,222.03
12			47.00 Acres, more or less, assessed on the tax rolls as 45.00 Acres, more or less, F. P. Cabler Survey, A#113 (V439/P176) #9247000001	\$10,821.67
13			25.00 Acres, more or less, F. P. Cabler Survey, A#113, (V372/P111) #9248000001	\$6,330.52
14			15.00 Acres, more or less, W. Curry Survey, A# 9, Second Tract (V416/P537) #3216000001	\$7,123.77
15	CV20242	Freestone Co vs. Jack Yeldell, et al	30.00 Acres, more or less, F. P. Cabler Survey, A#113, First Tract, Third Tract and Fourth Tract (V416/P537) #9244000001	\$7,465.12
16			20.00 Acres, more or less, F. P. Cabler Survey, A#113, Fifth Tract (V416/P537) #9249000001	\$5,197.12
17	CV20265	Freestone Co vs. J. P. Yeldell, et al	130.00 Acres, more or less, Wiley Curry Survey, A#9, Freestone County (V1097/P843) #3217000001	\$51,704.05
18	CV22279	Freestone Co vs. Philip Ireland	4.185 Acres, more or less, J.Sanford Survey, A#583, being called 4.509 Acres, more or less, (Tract One in V1688/P552) 215 State Highway 75 S, Fairfield #16171000001	\$22,528.56
19			0.21 of an acre of land, more or less, I.H. Reed Survey, A#23, (V1688/P552) 919 S Bateman Rd, Fairfield #44450000001	\$5,981.31
20	CV23144	Freestone Co vs. Cedric Busby, et al	0.434 Acre Tract, more or less, being part of Subdivision 39, Division 12, Town of Wortham, City of Wortham (V1077/P 151), 406 N Ave D, #25143000001	\$5,214.66
21	CV23258	Freestone Co vs. Zoleta Freeman	Part of Lots 5 & 6, Division 12, Original Townsite Wortham, Freestone County (V782/P650) 609 N MLK Ave, Wortham, #25103000001	\$4,925.44
22	CV23276	Freestone Co vs. Napoleon Polk	0.03125 RI, Old Union Oper CO, 6620, Davis Heirs, AB, A Coreo Survey, RRC# 119014/119013, (ND) 40.00 AC, #177320000001	\$6,640.00
23	CV23296	Freestone Co vs. Steven Nodine	Business Personal Property consisting of Furniture and Fixtures, used in the operation of Triple L Tire, City of Fairfield, 430 W Hwy 84, Fairfield, #61486000001	\$6,703.89